

40069

ATC-B-27835

WARRANTY DEED (INDIVIDUAL) Vol. M84 Page 14023

J. CLAUDE BOWDEN

LUCY L. BUTCHER

, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as: all that real property situated in the CountyGovernment Lot 32 and the E $\frac{1}{2}$  of Government Lot 25, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. An easement created by instrument, including the terms and provisions thereof, recorded March 30, 1970 in Book M-70 at page 2449 for joint user roadway across the South 60 feet of Lot 32. 2. No Liability is assumed if a financing statement is filed in the office of the County Clerk covering growing crops or fixtures wherein the land is described other than by metes and bounds, the rectangular survey system or by recorded lot and block.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 62,000.00 . \*

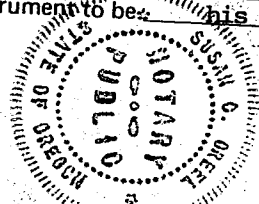
Dated this 13th day of August, 19 84.

*J. Claude Bowden*

STATE OF OREGON, County of Klamath ) ss.

August 13, 1984

J. Claude Bowden, 19 84 personally appeared the above named instrument to be: his voluntary act and deed. and acknowledged the foregoing



Before me:

*Susan C. Creel*

Notary Public for Oregon

My commission expires: 6-21-88

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

### WARRANTY DEED (INDIVIDUAL)

J. Claude Bowden

TO

Lucy L. Butcher

After Recording Return to:

TAX STATEMENTS TO:  
Lucy L. Butcher  
P.O. Box 76  
Sprague River, Oregon  
97639

Form No. 9-906  
(Previous Form No. TA 16)

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 15th day of August, 19 84 at 3:49 o'clock P. M. and recorded in book M84 on page 14023 Records of Deeds of said County.

Witness my hand and seal of County affixed.

EVELYN BIEHN

Klamath County Clerk

Title

By Pam Smith

Deputy

Fee: \$4.00